Auction sales of realty in which the offerings realized a total of a million dollars or more have not been uncommon in the last three years. But in that time there has been no successful large sale of precisely the kind of property that was disposed of at the Peyton sale last week. Whenever such property as was contained in the Peyton schedule has been offered it has, as a rule, been bid in by the owner or been sold at less been bid in by the owner or been sold at less than market prices. East Side tenements have formed the only conspicuous exception to the statement that until now there has been manifested no demand in the auction room for investment property. The seventyfive parcels offered at the Peyton sale consisted almost wholly of small investment holdings of a miscellaneous sort that con servative and conscientious auctioneers have been advising their clients to withhold from the Trinity salesroom. Despite some recent indications of an incipient investment movement in the brokerage branch of the market, opinion was divided as to the reception that the Peyton sale would meet. The reception proved to be more favorable than any one had ventured to expect, and the sum total realized exceeded the appraisals of the experts for the estate.

The outcome of the Peyton sale is as important in its bearing on improved property as the King and the Bathgate sales, held in January, 1809, were with respect to unimproved property. These two sales came at the beginning of the revival of the building industry, and demonstrated the existence of an unexpectedly heavy demand for loss suitable for improvement, with grantments or date for improvement with apartments or flats.

The competition that was developed at those sales established a new level of values for vacant land, and a long series of notably successful auctions of vacant lots followed which carried the level of prices still higher. Meantime attempts to dispose of miscel-laneous holdings of improved property met with discouraging results and since the de-mand for lots in the apartment, flat and tenement house districts fell off on the enactment of the present Tenement House law last spring little eise than the routine business connected with foreclosure proceedings has been conducted in the auction room.

Because of the one-sided character of

market during the past three years improved property has failed to rise in value as rapidly as vacant land, although exceptions to this rule must be noted in the case of East Side tenements, dwellings in the Fifth avenue residence section, and property in neighborhoods directly affected by publle improvements. The rise of values in the fashionable residence quarter and in neighborhoods affected by public improve-ments has been due chiefly, however, to competition on the part of professional oper-ators or of intending occupants of private houses, and has taken place in spite of the absence of a general demand for investment property in the narrow sense of the term, which excludes realty not held primarily for the sake of its rental returns

to indicate anything like a general investment demand for the ordinary run of flats and stores in other than speculative neighbor-hoods, and, as is frequently the case after a period of depression in any class of realty, unexpectedly high prices were obtained, showing that while owners and appraisers have been marking down quotations to over-come the unreadiness of the investing public to buy, the property has really been absorbing value from the growth of population and the reëstablishment and expansion of industry. In view of the high prices prevailing for bonds and stock and the low returns which they yield at current quotations, the logic of the situation points to a general investment movement in improved realty, where fee values are low compared with vacant land and where net rents are steadily rising. The Peyton sale appears to show that a beginning in the direction of such a movement has been Though the prices obtained were considered high they generally show a gross return of from 6 to 9 per cent. on the rentals in dicated in the book map, and will probably yield a net return of 4 to 6 per cent. with probability of further increase, particularly as taxes are expected to fall under the present city administration.

Private Sales.

Ernest Tribelhorn has sold Nos. 163 and 165 Lenox avenue, two apartment houses, on plot 67x100, for Miss B. Emerson. They were sold to an investor under what Mr. Tribelhorn calls cooperative management, that is, the broker takes a lease of the property, thus assuring a fixed income to the owner. The plan of cooperative management appears to have been originated as a special business by Mr. Tribelhorn, who reports that he has taken charge, under contract of lease, of \$4,500,000 worth of property since the beginning of the year. The fact that a number of buildings are united under one management which derives the pecuniary advantage of the resulting economies has in some instances, it is claimed, secured for landlords a larger net rental than they were able to obtain while operating their properties on the commission plan. It will be interesting to see whether management under lease will be extensively adopted.

Israel Lippman has sold the northeast corner of Bleecker and Themeruse with the corner of Bleecker and Themeruse with the second.

to see whether management under lease will be extensively adopted.

Israel Lippman has sold the northeast corner of Bleecker and Thompson streets, a plot 57 2x100, containing old tenements, to the Manhattan Knitting Mills, at about \$85,000 A ten-story warehouse will be erected. Potter & Bros. ha vesold No. 113 West Forty-seventh street, a three-story and basement dwelling, on lot 2x100.5, to a Mrs. O'Brien.

Joseph O'Donnell has sold No. 316 West Twentieth street, a four-story English basement dwelling, on lot 2x100.5, to a Mrs. O'Brien.

Joseph O'Donnell has sold No. 316 West Twentieth street, a four-story English basement dwelling, on lot 18 x398 9

Henry Gerken has sold to Frederick Lese No. 234 East Eighty-first street, a five-story double flat, on lot 25x102 2.

J. P. & E. J. Murray have sold for Mrs. M. F. Dodgeto Mrs. M. B. Slevin No. 67 East 110th street, a three-story and basement dwelling, on lot 16 8x100.11.

Jacob Wicks has sold to E. Schmidt No. 111 East 113th street, a three-story brick dwelling, on lot 10x100.11, for \$7.500.

Eliza McNally has sold No. 124 East 116th street, a five-story double flat, on lot 25x100.11.

Picken & Lilly have sold No. 124 West 120th street, a three-story and basement dwelling, on lot 19x100.11.

P. J. Heaney & Co. have sold to Gerald C. on lot 19x100.11.

P. J. Heaney & Co. have sold to Gerald C.
Connor the three private dwellings on the east side of Lorillard place, 24 feet south of

187th street.
Nichelas F. Walsh has sold for Lane Bros.
Nos. 225 and 227 East Fortieth street, a new bix-story flat. 37.6x8xx88.9; also Nos. 229 and 231 East Fortieth street, a similar building; and Nos. 225 and 227 East Thirty-flfth street, eix-story flats, 40.2x8xx89.9. The buyer is Daniel Cunningham, who gives in part payment Nos. 750, 752 and 754 Second avenue, old buildings, on a not 50x100, adioining. butidings, on a plot 50x100, adjoining northeast corner of Fortieth street.

CITY REAL ESTATE.

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Auctioneers. w. J. Van Peit.

Geo. R. Read, REAL ESTATE.

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4/2% A. W. McLAUGHLIN & CO. Brokers and Bea'ers in Mortgages 128 BROADWAY.

From Battery to 14th St., Inclusive DESIRABLE HOUSES, 8th to 12th st., inclusive; WANTS AND OFFRES REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK. NO. III BROADWAY.

WANTS.

CHAS. GRIFFITH MOSES & BRO., 1960 Amsterdam Av.—Want a small private house in Harlem in eachange for a well located plot of lots in The Bronz.

HOLDRIDGE & WARD, 4 Warren St.—Want a plot with old buildings in a good location, with \$100,000 equity, and some cash in exchange for a modern freeproof building leased for three and five years.

OFFERS.

JOHN F. DOYLE SONS, 45 William St.—Offer an 18-foot four-story and basement dwelling on the north side of 82d st., pear Columbus av., at \$28,000; mortgaged for \$1,500 at 5 per cent., which may be paid off or allowed to remain at the option of the buyer.

RULAND & WHITING, 5 Beckman St.—Offer a small house in the 60s. Also, a plot 40x100 in the 60s, near Madison av. Also, waterfront properties in Manhattan, Brooklyn, Long Island City, Staten Island and New Jersey.

POST & REESE, 184 East 60th St.—Offer a 20-foot American basement house of five stories, with butler's pantry extension and three bath-rooms on West 77th st., near Broadway, Also, a 19-foot house on the north side of 61st st., between Park and Lexington avs., for sale with furniture; immediate possession. Also, a corner house on Madison av. in the 60s, in excellent condition; price reasonable. Also, on the north side of 48th st., between 8th and Madison avs., a 25-foot house with a large extension, unusually attractive plan. Also, two adjoining houses in the 60s, on lots 25 feet wide, for \$50,000.

FOLSOM BROS., 835 Broadway.—Offer on Waverly place, a three-story, extra deep dwelling on 22d st., between 7th and 8th avs.: price asked, \$16,000. Also, on Morton st., a three-story private house on lot 26, 84100: price asked, \$16,000. Also, on Morton st., a three-story private house on lot 26, 84100: price asked, \$15,000.

CHAS. GRIFFITH MOSES & BRO., 1900 Amsterdam basement and a two-story brick house, both newly decorated and near a Rapid Transil station, at a great bargain.

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Above 14th St., 5th Av. to East River. MAGNIFICENT NEW PRIVATE DWELLINGS, 00th and 101st sts. and Riverside Drive; inspection Total and lots ats. and afterside Drive; inspection solicited; prices moderate.

F. BIRDSALL SMITH,
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ATTRACTIVE RESIDENCES in Murray Hill section; prices ranging from \$25,000 to \$100,000.

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FOR SALE Plots of 40, 60, and 80 feet in LONG ACRE SQUARE, with liberal Building Loans. JAMES L. LIBBY, Telephone 1297 Cortlandt. 7 PINE ST.

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CORNER APARTMENT HOUSE, with two stores and two adjoining apartments, corner 156th st. and Jackson av.; might trade with a little cash; house all rented. A. D'ANDRE, 217 West 125th st.

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Is the only property in Greater New York with all the following improvements:

Sewers in every street, with house connections to each plot; water, gas and electric light wires, with all connections; asphalt pavements, not to be opened; cement curbs and sidewalks of uniform width; beautiful parkways and shrubbery in every street with provisions for permanent care. If you are satisfied with anything short of the most artistic surroundings and the best society for your family, Prospect Park South is not your place. Fifteen houses of distinctive architecture now building.

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The Kings County L. Brighton Beach train, will take you to the property in 22 minutes from the bridge, or Smith Street or Franklin Av. trolley. Handsome illus-trated booklet from

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THE ACKERSON HOUSES Detached on lots 50 x 100, \$7,000 TO \$15,000.

12 STYLES TO CHOOSE FROM HAVE YOU NOT SEEN THEM? Beverly Square, West Beverly Square, East FLATBUSH

PARK LAY OUT. Brighton Beach Elevated or Platbush trolley, get off at Avenue C.

T. B. Ackerson Construction Co., Offices: 297 East 15th Street, Brooklyn.

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WE CALL ATTENTION TO THE PLOT recently secured by us on the east side of Eighth av., between Carroll st. and Montgomery place; the corner, 40 feet wide, is sold, and ground will be broken within 60 days for a 40-foot mansion; there are three lots remaining, 23 feet wide by 112 deep, in the centre of the block; the fine location, the unusually fine character of the surrounding houses, the width and extra depth, make these lots the most desirable on the Park Slope; we will sell the lots slugly of WILL BUILD ON PLANS SUBMITTYD BY US OR THO 4 OF BUYERS. PETER J. COLLINS, EIGHTH AV. AND FIRST ST., BROOKLYN

MAYNARD APARTMENTS WILLOUGHBY AND THROOP AVS., JUST COMPLETED.

Seven and eight rooms and bath; steam heated; hot-water supply; hardwood trim; open nickel plumbing; all the latest improvements; dumbwatter and janitor service; RENTS, 828 TO 850. Apply to superintendent or owner on premises.

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FOUR STORY and basement private house, 21 ft. 7 in. by 86 ft. 6 in.; First st. 156 ft. from Pros-pect Park West; on premises. PETER F. DE-LANEY, builder. Take Vanderbilt or 7th av. cars; gct off at First st. HAMILTON'S BLOCK OF BROWNSTONE HOUSES, 50th st., between th and 5th avs., for 1 or 2 families; fluest home site in the city; the houses are a marvel of fineness, with all latest improvements: take 5th av. elevated or surface cars; 28 minutes from City Hall, Manhattan; worth

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\$100,000 TO LOAN ON 1ST MTGE. Sums \$5,000 to \$10,000, Trust Funds. No broker need apply. HORATIO S. STEWART, 261 FLATEUSH AV., B'KLYN.

OPPORTUNITY for First-Class Investment-orner Store Property; store leased five years to No. 1 party will bear investigation. HORATIO S. STEWART, 261 FLATBUSH AV.. B'KLYN. FOR SALE OR TO LET-37, 39, 41 MAS-PETH AV., Brooklyn; factory and fenement prop-erty; free and clear; growing in value as the new bridge to Brooklyn nears completion. Apply 193 Greene st., near Bleecker, Manhattan, ground floor. TWO-STORY and basement brick house, 10th t, near the Park, \$5,500; cash, \$5,500. JONES & CO. 7th av. and 12th st., Brooklyn.

Per Cent. LOANS First & Second Mortgages.

FOR SALE-A first class two-family house on the Park Slope section; very cheap, Apply at S. WELSCH, 203 Montague st., Brooklyn. ONE OF THE CHOICEST RESTAURANTS even offered for sale around City Hall; on account of sick ness. Aprly at S. WELSCH, 203 Montague at.

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FACTORY SITES. EASED OR SOLD ON ATTRACTIVE TERMS Gowanus Canal and Its Basins. EASY ACCESS FROM NEW YORK BAY. FOR PLANS OF PROPERTY AND TERMS APPLY TO THE BROOKLYN IMPROVEMENT COMPANY, 8D AVE. AND 8D ST., BROOKLYN TO LET FLATS—IN NEWLY BUILT BRICK AND STONE HOUSES—6 large light rooms and bath, including dining room: carpeted halls; refrigerator; tiled bath; lantor; RENTS FROM \$14.50 TO \$18; CORNERS, SIS TO \$21; OWNER ALWAYS ON PREMISES; ALSO SUNDAYS, Call at Willoughby av., between Kent av. and Graham st.; 5 car lines and L Station within 1 block to Bridge, Broadway Ferries and Greenpoint. Borough of Queens-Sale or Rent.

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FURNISHED. Above 14th St., East Side NEAR FIFTH AV., overlooking the Park—Family leaving town offer at reduced rate their magnificent double apartment in large private house; beautifully furnished; spacious sunny rooms; perfect condition. Address F. A., P. O. box 198, New York city.

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NEW, ABSOLUTELY PIREPROD
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Ready for occupancy. One block from Park, Elevated and all ear lines. One to six-room apartments with baths. Night elevators. Telephone each suite. Dining service a specialty. Rentals reasonable. References essential. 101ST ST., 60 WEST, CORNER-FIVE ROOMS AND BATH: FINELY FURNISHED; FURNISH-INGS ALL NEW. ROBERT RANKIN, 35 MANHATTAN AV. 100TH ST., 56 WEST-\$40; seven rooms and bath

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HALF BLOCK WEST OF AMSTERDAM AVE.
This New Apariment House ready for occupancy:
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ONLY 7 EIGHT-ROOM APARIMENTS LEFT
OUT OF 48.

The interior is furnished with hardwood
cabinet trim. Bathrooms are tiled, open plumbing, porceiain bath tubs; wash trays, refrigerators
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Heights and can be compared favorably with any
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A newly completed elevator apartment house, without exception the handsomest in Harlem, situated on a restricted private house block; every conceivable improvement has been installed for the benefit of tenants; each apartment consists of 7 rooms and bath; the size of these rooms is a

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Now open for inspection; one of the finest apart-ment houses on West Side; everything up to date; 6 rooms and bath; wash bash; elevator service; telephone; degant location, opposite Morningside Park; should be seen to be appreciated. Apply on premises. Rents \$50. NEW APARTMENTS,

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One light apartment of seven rooms and bath:

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A MODERN APARTMENT Of six rooms and bathroom, elevator, hot water supply, steam heat, hall service, telephone, &c.

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BARFELDON, 315 West 94th St., NEAR RIVERSIDE DRIVE.

Six rooms and bath, all light; all modern improvements; clevator service all night; telephone in main hall; rents, \$40 to \$45; new building. Inquire on premises.

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New Apartments of 4 and 5 light large and sunny rooms, with bath; containing all modern improvements, including all night elevator service.

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To all buyers until the above date we will take 1350 down, balance in easy payments, for a 30-foot lot, and build to suit an artistic house not to exceed 40,000, ready for occupancy May 1. Free Life Insurance. Five dollars and fitty cents comutation. Send for printed matter. This offer is made to people who can give good references.

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45 minutes from New York; modern, artistic house, near station, containing heil, parior, dining room, kitchen, six bedrooms and bathroom; modern, sanitary plumbing and heating; electric light and gas; artistically decorated; large handsome verandas; ground 100x150, beautifully laid out with garden and fruit trees; house ready for occupancy will sell for \$4.500; a sacrifice; small cash payment; balence about \$35 per month. LAMBERT, 99 Nassau st., N. Y.

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For Sale.

Modern bouse, 8 rooms: bath and butler's pantry: square hall: steam heat, gas and electric lights; price. \$6,500; terms to suit.

A BIRDSALL SMITH,
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115 acres, 22 minutes by rail from this city, right-norm millionaires, positively restricted; 100 feet sandy beach, high and dry; value, \$15,000; must sold to settle estate; price, \$5,000; terms easy. DOCTOR, 90 Lexington av., 10 to 12. TO LET—At factory, one-story brick building within 25 miles of New York; good light, railroad facilities; electric power and water available. Address S. R. BRADLEY, JR., Orangeburg, N. Y.

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5 BEEKMAN STREET. FIRST, second and third lofts, 37 Warren st. 25x90 each; reasonable rent.
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45 William st. LOFTS TO LET, 16 Warren st., near Broad av. 2d and 3d lofts; size 25x90; steam heated electric elevator: immediate possession.

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OFFICES TO LET, Rogers Building, 106 Wall
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TO RENT 2d floor, large front office, No. 62
Wall st. suitable for banker; rent reasonable.

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TO RENT Part ist floor, No. 62 Wall st.; suitable for stock broker; rent reasonable.

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A 40-FOOT FOUR-STORY STABLE Building, with immediate possession: elevator, &c. 277-779 Thompson st.
J. EDGAR LEAVCRAFT & CO., 19 West 42d. BUILDINGS, stores, lofts, offices; exceptionally fine list; this and other desirable heatless this and other desirable locations. 43D ST., 220 WEST-Large, small, homelike rooms; hot, cold water, bath; convenient to ele-vated; quiet; prices moderate. DWELLING HOUSES TO LET.

A handsome four-story house, 166 WEST 72D ST., near Broadway; immediate possession Caretaker on premises. J. EDGAR LEAYCRAFT & CO.,

A.—HOUSES, unfurnished and furnished, in desirable locations; rents, \$1,200 to \$18,000. FOLSOM BROTHERS, 835 Broadway. TO RENT-House 17 East 55th st., furnished or unfurnished. Address JAMES GRAHAM, 26 B'way

REAL ESTATE WANTED.

I WILL BUY at once for cash Brooklyn property at real value; will give immediate answer to letters stating full particulars and lowest cash price. HENRY HILAIR, box 164 Sun office.

FURNISHED ROOMS & APARTMENTS

TO LET.

East Side 31st St., 33 East.

17TH ST., 130 EAST—Desirable well furnished coms, large and small, for gentlemen.

West Side. A PRIVATE FAMILY OCCUPYING ELE-GANT HOUSE A FEW DOORS FROM PLAZA, AND HAVING MORE FOOM THAN THEY REQUIRE WOULD LET ENTIRE FLOOR TO ONE OR TWO BACHELORS; REFERENCES REQUIRED. B. V., EOX 150 SUN UPTOWN OFFICE, 1265 BROADWAY.

8TH ST., 7 WEST, The Dominique—Large front parlor suitable for professional or private; fur-nished if preferred; men only. 23D ST., 233 WEST-Newly furnished choice front rooms; southern exposure; porcelain baths; reference exchanged. reference exchanged.

44TH ST. 259 WEST (near Broadway) - Southern family have few nice large rooms, with water, use parior and bath: \$6 to \$15 weekly. 46TH ST., 144 WEST-New management; hand somely furnished rooms; every convenience; break-fast optional; house, location first class.

Brooklyn. FORT GREENE PL., 127-Newly decorated and furnished square and hall rooms; every convenience; breakfast if desired.

FURNISHED ROOMS WANTED.

ACCOMMODATIONS WANTED in private family by married couple; state terms. Address. Sun uptown office, 1265 Broadway.

SELECT BOARD. East Side.

MADISON AV., 155-Handsomely furnished square room, 2d, 3d floors; excellent table; first class service; table guests. ST. ALBANS B. W. DE FOREST, PROP. 7, 9 East 31st st.—Rooms single, en suite; private stas; parior dining room; electric light; table board, 50TH ST., 56 TO 60 EAST-All the comforts and conveniences of a refined hotel at boarding house prices; references required

West Side. Front room, with board: convenient to L stations. Gentlemen preferred. 214 W.

23D ST. 467 WEST-Handsomely furnishe square front room, second floor; sultable part gentlemen; other rooms; parlor dining room. 46TH ST., 214 WEST—Elegantly furnished rochoice table; service first-class; telephone, be optional; worth investigation; references. 52D ST., 237, 244 WEST - Newly decorated daintily furnished rooms: superior surroundings; horae table: terms moderate; references. 84TH ST. 51 WEST-Newly, elegantly furnished rooms, with or without bath, excellent table; refined Jewish family; references. 94TH ST. 49 WEST-Large, handsome room; suitable for two or three; every convenience; reference required.

94TH ST. 60 WEST-Large and small room, with board; parlor dining room; small family;

Brookiya. ASHLAND PL., 145-Nicely furnished square rooms, every convenience; good table; near L, trolley; \$5 weekly

COLUMBIA HEIGHTS, 138-Well-heated handsome rooms; large closets; bay view; 5 minutes'
Bridge, ferries; low rates. GATES AV., 800 Newly furnished back parlor, onnecting room; hot, cold water, doctor, party of entlemen; other rooms. GREENE AV., 221-Large square rooms; wel-heated; running water; southern exposure; ex-cellent table, private American family. LIVINGSTON ST., 63-65-Handsomely furnished and small rooms; excellent table; reference LIVINGSTON ST., 297—Large rooms, with running water, furnace heat; also hall room; excellent table; reasonable. MACON ST., 8, near Fulton and Nostrand Newly urnished front alcove and back parlor; board TOMPKINS AV., \$54, corner Madison-Large square room, second floor, bay window; excellent table; gentleman only.

PUBLIC NOTICES.

PUBLIC NOTICE.

STATE OF NEW YORK.
Board of Railroad Commissioners.
Albany, N. Y., February 18, 1902.
Application naving been made to this Board by the Nassau County Railway Company (proposing to construct, and operate a street surface railroad by some power other than locomotive stram power, from the Sea Cliff, in the county of Nassau, to the circle at the upper end of the lacilined railway, running from the steamboat landing, in the village of Sea Cliff, in the county of Nassau, to the circle at the upper end of the lacilined railway, running from the steamboat landing, in the village of Sea Cliff, in the county of Nassau, for a certificate under section 50 of the Railroad Law, that the conditions of said section have been complied with by the applicant company and that public convenience and a necessity require the construction of the applicant's railroad. NOTICE is hereby given that a public hearing on said application will be held by this Board at its office, in the Capitol, Albany, on Tuccaday, February 25, 1902, at 11:30 o'clock A. M. By the Board. G. C. McENTEE, Asst. Secretary.

REAL ESTATE AT AUCTION. PETER F. MEYER, Auctioneer,

Will sell at auction on Tuesday, March 11, 1902, at 12 o'clock, at the New York Real Estate Sales

BY ORDER OF TRUSTEES. THE FOLLOWING

CHOICE AND VALUABLE

Improved Property

"THE PIERREPONT," Nos. 43, 45 & 47 West 32d St.

modern 6-story brick, stone, and steel fireproof building, containing freight and passenger eleva-tors, electric light and steam heat, with large plot of land, 73.2 2-5x95.9.

Nos. 209, 211 & 213 East 23d St. 5-story and basement brick apartment house, con-taining 6 stores and 16 apartments; steam heated, hot-water supply and elevator, together with large plot of land, 102.2851, known as

NO. 1025 Lexington Avenue, Northeast Cor. 73d St. Titles will be guaranteed by the Title Guar-

For book-maps and further particulars apply at the office of the Trustees. Room 1842, No. 25 Broad Street, and at the Auctioneer's office, 111 Broadway. WILLIAM M. RYAN. Auctioneer.

Will sell at auction, at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon, Tuesday, March 4th, 1902, Partition Sale, By order of four owners, N. W. Corner, West 4th & Perry Sts.,

West 4th & Perry Sts.,

268-276 (inclusive) W. 4th St., Five 2 story
attle and basement brick dwellings. 59 Perry
St., 2-story attle and basement brick dwelling;
size of plot. 105-6.7.4.1. 105-6.2.75.

To Be Sold in One Parcel.

Terms Liberal.

LEWIS C. PLATT, Atty., White Plains, N. Y.
Maps at auctioneer's office, 149 Broadway, N. Y.

WANTED-FEMALES

ARTIFICIAL FLOWERS - Experienced rosemakers wanted; steady work and good pay. Apply all week. DAVID SILVA, 35 Bond St.

ARTIFICAL FLOWERS-EXPERI-ENCED BRANCHERS, FLOWER AND PIQUET MAKERS WANTED. H. HOFHEIMER & CO., 158 Crosby St. ARTIFICIAL FLOWERS-Assistant forelady with large experience in

LA VAKE & HASKELL, 747 B'way. Experienced flower branchers wanted. LA VAKE & HASKELL, 747 B'way. Rosemakers experienced. LA VAKE

manufacturing flowers and feathers.

& HASKELL, 747 Broadway. Learners on artificial flowers; salary paid while learning. LA VAKE & HASKELL, 747

ARTIFICIAL FLOWERS.
BRANCHERS &
LEARNERS: steady work: good wages. S. Zeimer & Feldstein, 622 Broadway. F. LUSK'S Law Reporting Offices, 32 Broadway.
Only public shorthand offices that will take begin
ners from schools, give them experience, substituting on actual work, and place them in permanent positions when expert. ARTIFICIAL FLOWERS - Branchers, violet GOLDBERG & HARRISON, 648 Broadway. ARTIFICIAL FLOWERS—Wanted experienced branchers; also piquet makers; good pay and steady work. DAVID SILVA, 35 Bond st. ARTIFICIAL FLOWERS Rose makers and arners. GOODEIND, UNGER & SESSLER, 3-5

ARTIFICIAL FLOWERS Experienced branchers and small hands on flowers; work given out.

MAX HERMAN & CO., 616 Broadway. GIRLS WANTED to learn making artificial flowers, paid while learning. SIMONDS & LEWINE, 54-56 Bleecker st.

ARTIFICIAL FLOWER MAKERS and violet makers wanted; steady work. SIMONDS & LEWINE, 54-56 Bleecker st. ARTIFICIAL FLOWERS Good rose makers branchers and small hands. ZUCKER & JO-ARTIFICIAL FLOWERS Bright tidy learners paid while learning. L. HENRY & CO., 721 B'way ARTIFICIAL FLOWERS Rose and flower mak-rs, also learners. DAVID SPERO, 9 East 4th st. CANVASSERS WANTED Corsets, Skirts, Girdies, Shirt Waist Materials; samples free. J. E. WOOD & CO., Syracuse, N. V. COMPETENT Stenographer and typewriter (Remington). Address with references, stating experience and wages desired. G. Box 180 Sun office. Office.

GOVERNESSES Swiss, German and American nursery and finishing governesses; companion; governess (Europe); teacher, mother's assistant (Pexas); house manager wanted. Miss HOPKINS, 1 Union Square.

LADIES, learn manieuring, hairdressing, face massage, scalp treatment, chiropody, facial dermatology; day, evening, diplomas; positions; ladies' maids taught; special 85 course. 254 6th av.

DOMESTIC SERVANTS WANTED.

Brooklyn Office, 34 Nevins St.

CHAMBERMAIDS, Swedish cooks: \$20 to \$60; laundresses, waitresses, kilchenmalds: 20 cooks who wash and iron; laundresses who do chamber work. French and German nurses: German, French and English ladles' maids: butlers, second and third men; servants in all capacities wanted insmediately. Mrs. L. SEELY, 19 East 32d st. Brooklyn office, 34 Nevins 8t. CHAMBERMAID AND WAITRESS to go to Elmhurst, L. I.: wages, \$18; references required. Mrs. L. NYELY, 19 East \$2d st. COOK AND LAUNDRESS to go one hour out of the city; wages, \$20, references required, Mrs. L. SEELY, 19 East 32d st. COOK AND LAUNDRESS; also chambermaid and waitress for private family in city; references required. Mrs. L. SEELY, 19 East 32d st. COOK for family of three to go to Orange, N. J. wages, \$20; references required.

Mrs. L. SEELV, 19 East 32d st. ENGLISH PROTESTANT MAID: good wages; ersonal references required. Mrs. L. SEELY, 19 East 52d st. FRENCH NURSE for grown children to go to onkers, N. V.; good wages; best of references equired. Mrs. L. SEELLY, 19 Fast 52d st. PRENCH AND GERMAN LADIES' MAIDS; must inderstand hairdressing; good wages, best refer ences required.

Mrs. L. SEELY, 19 East 22d st. GERMAN CHAMBERMAID and seamstress for private family in city; wages, \$20; references required. Mrs. L. SEELY, 19 East 22d st. Mrs. L. SEELY, 10 Fast 32d st.

KITCHENMAID to go to West Chester, N. Y.:

Wages, \$20: references required.

Mrs. L. SFELA, 10 Fast 32d st.

PROTESTANT COOK to go to Englewood, N. J.: SWEDISH EITCHEVMAIDS for private inmitted in city: good wages, best of references required.

Mrs. L. SEELV, 19 Past 32d 85. SECOND LAUNDRESS to go to West Caester, S. Y.: wages, \$20; references required. Mrs. L. SEELY, 19 East 32d st. THOROUGHLY COMPETENT FRENCH NURSE for child two years old to go to St. Paul, Minn-best of references required. Mrs. L. SEELY, 19 East 32d st.

EMPLOYMENT BUREAUS.

MISS WILD, GENERAL EMPLOYMENT AND SHOPPING BUREAU, ASTOR COURT BUILDING, ROOM 27. TELEPHONE 3506-38

Miss Wild supplies only the best of servants, giving strict and personal attention to investigating references. A specialty is made of opening and cleaning houses and supplying visiting nouse-keepers. Inventories taken.

WANTED-MALES.

ACTIVE YOUNG MAN, a worker, to take charge f packing and shipping department. Address, rith references, stating exprenece and wages estred. A, Box 137, Sun Office. ADVERTISING WRITER—A systematic young man capable, after some instruction, of arranging tastefully advertising copy for the printer, swanted by an established trade journal. Give experience and salary expected. Address "Q." P. O. Box 337, New York. CYLINDER PRESSMAN WANTED in book room; must be thoroughly experienced on plate work; dc.; state wages and where employed before. C., box 142 Sun office.

dec: state wages and where employed before. C., box 142 Sun office.

EXPERIENCED canvassers in every community for the largest and best daily financial newspaper in the United States. Hard work but large pay and among finest people. The paper studies investments and underlying forces affecting the value of securities. Answers inquiries about investments. Full of quotations of stock and bonds. Gives earnings of railroads and industrial properties. Is a guide to values of properties. Every one who invests money should have it. Specimen copy free. Write for particulars and give references. THE WALL STREET JOURNAL, 41 Broad Street, New York.

GENTLEMANLY SALESMEN wanted to solicit subscriptions for stock in Bookkeepers' Land & Cattle Co. Small monthly payments. Large profits. Send for illustrated booklet. C. MESSERVE. C. P. A. Sec. Emporia, Kan.

INTELLIGENT Willing youth of 18 for stock in importing dry goods house. Address D. G., box 146 Sun office.

SALESMEN—\$50 weekly and expenses; sample

START A MAIL ORDER HESINESS—We tell you how, furnish catalogues, circulars, stationery, &c., and place ads. in a list of 40 different magazines on credit. Particulars free. CHICAGO SPECIALTY CO., 134 Van Buren st., Chicago. TREASURER WANTED by financial corpora-tion: good salary; must be willing to invest \$5000 CORPORATION, Box 145 Sun uptown offee, 1265

WANTED-Experienced brass finisher, one who can bend pipe and assemble showers and sanitary brass work, good wages. BAILEY-FARRELL MFG. CO., Phisburg. WANTED a good finisher, general good all around bookbinder, one that understands full gilt work; state experience. Address BOOKBINDER, 794 Broad st., Newark, N. J.

WANTED—Competent macainists, macaine blacksmiths and patternmakers to take the place of men on strike at the Allis-Chalmers Company Works, Chicago, Ill. Wages, 52½ cents per hour and bonus. Apply between 9 A. M. and 6 P. M. to CONRAD SCHULZE.

Room 5, 2 and 4 Stone st.

AGENTS WANTED.

AGENTS WANTED—To sell our \$1.000 accident and Health Policy; \$6 weekly indemnity; accidents or liliness; \$2 per year; easy seller; no competition; Travelers Guaranty Co., Columbus, O.

SITUATIONS WANTED-FEMALES. COMPANION, CHAPERON—A well educated young woman, recently abroad, wishes to travel with a lady or as chaperon to two or three young girls, can arrange all details; speaks French and German; highest references; disengaged May 1; early application necessary to desirable steamer accommodations. Address MISS CAMPBELL, box 140 Sun uptown office, 126, Broadway. GERMAN LADY, speaking English well, desires situation as companion to assist in housework or leach children: best references. Address M. G. Post Office, Montreal, Can.

SITUATIONS WANTED -MALES. necessitates change. Best of references. Ad dress NOTARY, box 123 Sun office.

PATENTS. ADVICE FREE Fatents promptly procured: Inventors' Guide FREE, EDGAR TATE & CO., Patent Attorneys, 245 Broadway. PATENTS for inventions procured promptly ow rates. ROFDER & BRIESEN (Frank V Briesen), Fulton Building, *7 Nassau st., New York

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"THE SUN."

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WAITRESS to go to Yonkers, N. Y.: Wages, \$20: 308 STOCK EXCHANGE RLDG .C.J. BILLSON

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WANTED—Trustworthy person in each county to manage business old established house, solid financial standing; straight, bona ide weekly cash salary of \$18, pald by check each Wednesday, with all expenses, direct from headquarters; money advanced for expenses. MANAGER, \$39 Caxton Building, Chicago.

Broad St., Newark, N. J.

WANTED—Entry clerk, about 21 years old in a downtown wholesale house: must be quick and accurate at figures and write well and rapidly. Address, stating age, references and salary expected. WHOLESALE PAPER, Box 145 Sun Office. WANTED—Salesmen to sell hammocks of com-mission in Middle, Western States and Canada. Apply to BRUCE R. WARE & CO., 103 Bedford St., Boston, Mass.

\$20 A WEEK straight salary and expenses to men with rig to introduce our Poultry Mixture in country: year's contract; weekly pay. Address, with stamp, MONABCH MFG. CO., box 1868, Spring-field, III.

HOME WORK, good pay, no canvassing, ma-terials furnished; send stamped envelope. Mer-cury Thread Guide Co., Toms River, N. J.

WANTED by a respectable colored woman a place as first class cook in hotel or restaurant. Call Monday, 210 West 27th st, city, first floor.

WANTED-Position as manager or assistant manager of club: college graduate and former member of clubs here and abroad. Address S. Norris, 25 St. Louis st., Quebec, Canada.